

# Shaping the Plan

The Northgate community has been active in planning the area’s future for nearly two decades.

**1990s** Concern about traffic and growth led to the development of the **Northgate Area Comprehensive Plan**. The City Council recognized this plan and its recommendations for land use, transportation, and environmental issues in 1993.



Stakeholders tour reconstructed wetlands on North Seattle Community College Campus.

## 2003 Breaking the Logjam

Mayor Greg Nickels and the City Council broke the logjam and streamlined the regulatory process by repealing certain permit requirements. Working together they developed an action plan (**Council Resolution 30642**) to move development forward at Northgate. The resolution directed the City to plan for open space improvements, natural “green” drainage strategies, multifamily housing incentives, public art and multi-modal transportation (bikes, pedestrians, and transit).

## Design Review

Many City agencies play a role in facilitating sound future development at Northgate. The Seattle Design Commission and the Northeast Design Review Board apply principles of good urban design as they review the public and private projects, respectively. The Seattle Design Commission has reviewed more than 22 million dollars of public investment at Northgate so far and the Northeast Design Review Board continues to review commercial and housing projects in the area.

## Planning Commission

The Seattle Planning Commission worked with Northgate residents and businesses to plan a Town Center vision helping to realize the new library, park, and community center on 5th Avenue NE. They also helped develop the **5th Avenue NE Streetscape Plan**. The Planning Commission also worked closely with the community in developing the **2005 Open Space and Pedestrian Connections Plan**, which in turn informed the **Coordinated Transportation Improvement Plan (CTIP)** recently issued by the City’s Department of Transportation. They continue to provide input to projects and plans.



The “South Lot” before its recent groundbreaking.

**1994** Northgate was designated as an “urban center”—a likely location for future housing and new jobs—in the City’s **Comprehensive Plan**, which responded to Washington’s **Growth Management Act** of 1990. However, between 1994 and 2003, Northgate experienced only minimal growth; conflict and controversy slowed down new development.



Stakeholders host a community forum.

## The Stakeholders

Council Resolution 30642 also created the Northgate Stakeholders Group to ensure meaningful community involvement in all these efforts. The 22 stakeholder seats represent community groups and businesses, public agencies and institutions, residents, labor unions, seniors, and youth. The stakeholders have issued **eight formal advisory opinions** to the Mayor and Council on the Thornton Creek Water Quality Channel, the Thornton Place Project on the South Lot, the Northgate Mall redevelopment and the Coordinated Transportation Investment Plan. They continue to play an important role in new Northgate development.



*“Northgate—A thriving, vital mixed-use center of concentrated development surrounded by healthy single-family neighborhoods...”* Seattle Comprehensive Plan